

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		HAMLET ST, ARLINGTON

OWNERSHIP

Owner 1:	CHEUNG ANNE E &			
Owner 2:	CHEUNG MAN CHING			
Owner 3:				
Street 1:	86 HAMLET ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	SCOTT THOMAS/MARY -		
Owner 2:	-		
Street 1:	86 HAMLET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10698	Total SF/SM:	4660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,841	Spl Credit	Total:	447,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

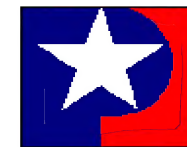
Total Card /

Total Parcel

829,200

829,200

829,200



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	33788
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/27/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
4/17/2009	Meas/Inspect	372	PATRIOT
2/29/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4660.000	381,400		447,800	829,200		33788
							GIS Ref
							GIS Ref
Total Card	0.107	381,400		447,800	829,200	Entered Lot Size	
Total Parcel	0.107	381,400		447,800	829,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		460.16	/Parcel: 460.16	Land Unit Type:	Insp Date
							12/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,400	0	4,660.	447,800	829,200		Year end	12/23/2021
2021	101	FV	370,700	0	4,660.	447,800	818,500		Year End Roll	12/10/2020
2020	101	FV	370,800	0	4,660.	447,800	818,600	818,600	Year End Roll	12/18/2019
2019	101	FV	272,000	0	4,660.	475,800	747,800	747,800	Year End Roll	1/3/2019
2018	101	FV	272,000	0	4,660.	347,100	619,100	619,100	Year End Roll	12/20/2017
2017	101	FV	272,000	0	4,660.	302,300	574,300	574,300	Year End Roll	1/3/2017
2016	101	FV	210,400	0	4,660.	257,500	467,900	467,900	Year End	1/4/2016
2015	101	FV	205,400	0	4,660.	251,900	457,300	457,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

